

# \$729,900 - 248 Walden Parade Se, Calgary

MLS® #A2241678

**\$729,900**

4 Bedroom, 4.00 Bathroom, 1,934 sqft

Residential on 0.09 Acres

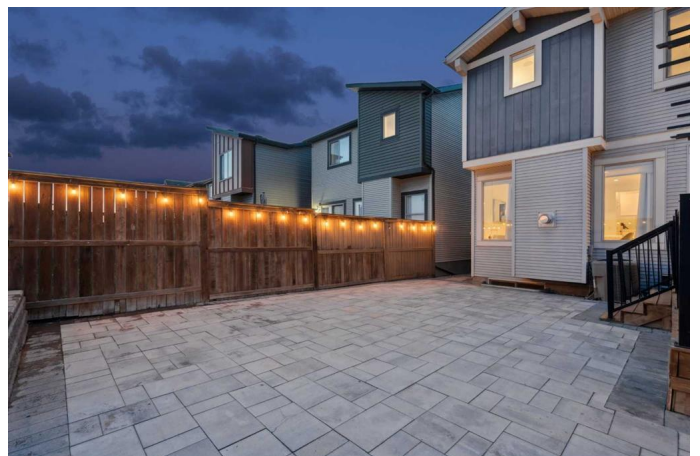
Walden, Calgary, Alberta

**\*\*Open House on Sunday August 3 from 11am - 1pm. \*\***Welcome to this meticulously maintained 2-storey single-family home in the vibrant community of Walden, showcasing true pride of ownership and an impressive list of upgrades.

Step inside to discover a bright and open main floor featuring 9 ft ceilings, rich hardwood flooring, and a contemporary layout perfect for entertaining. The gourmet kitchen delights with quartz countertops, full-height see-through cabinets, stainless steel appliances, and a large island with eating bar. A walkthrough pantry adds convenience, while the dining nook and spacious living room—centered around a tile-surround gas fireplace—offer comfort and style.

Enjoy outdoor living in the professionally landscaped south-facing backyard, complete with a stone retaining wall, rear deck, and privacy to relax and unwind.

Upstairs continues to impress with 9 ft ceilings, a generous primary bedroom with an ensuite, three additional bedrooms, a 4-piece bathroom, and a convenient second-floor laundry room. The fully developed basement expands your living space with another 4-piece bathroom and endless possibilities for recreation or hosting guests.



Additional highlights of this exceptional home include central air conditioning to keep you comfortable year-round, and smart home automation that lets you easily control the lighting and blinds throughout the house. The lighting has been thoughtfully upgraded to enhance every space. The exposed aggregate driveway adds curb appeal and durability, while the underground sprinkler system in the front yard ensures easy lawn maintenance. Thanks to the large windows throughout, the interior is beautifully bathed in natural light, creating a warm and inviting atmosphere.

?? Located just moments from parks, pathways, and shopping, this home offers the perfect blend of tranquility and accessibility.

This property is a true gem that combines luxury, practicality, and curb appeal—all in a family-friendly neighborhood. Come see what makes this home stand out!

Built in 2015

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2241678    |
| Price          | \$729,900   |
| Bedrooms       | 4           |
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,934       |
| Acres          | 0.09        |
| Year Built     | 2015        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 248 Walden Parade Se |
| Subdivision | Walden               |
| City        | Calgary              |
| County      | Calgary              |
| Province    | Alberta              |
| Postal Code | T2X 2A6              |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 4                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                                                     |
|-------------------|-------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Breakfast Bar, High Ceilings, Kitchen Island, Pantry, Quartz Counters                                                               |
| Appliances        | Central Air Conditioner, Dishwasher, Dryer, Garage Control(s), Microwave Hood Fan, Refrigerator, Stove(s), Washer, Window Coverings |
| Heating           | Forced Air                                                                                                                          |
| Cooling           | Central Air                                                                                                                         |
| Fireplace         | Yes                                                                                                                                 |
| # of Fireplaces   | 1                                                                                                                                   |
| Fireplaces        | Gas                                                                                                                                 |
| Has Basement      | Yes                                                                                                                                 |
| Basement          | Finished, Full                                                                                                                      |

### **Exterior**

|                   |                                                                                                  |
|-------------------|--------------------------------------------------------------------------------------------------|
| Exterior Features | Private Yard                                                                                     |
| Lot Description   | Back Yard, Front Yard, Landscaped, No Neighbours Behind, Rectangular Lot, Underground Sprinklers |
| Roof              | Asphalt Shingle                                                                                  |
| Construction      | Composite Siding, Stone, Vinyl Siding, Wood Frame                                                |
| Foundation        | Poured Concrete                                                                                  |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 8               |
| Zoning         | R-G             |

### **Listing Details**

|                |                            |
|----------------|----------------------------|
| Listing Office | Manor Hill Realty YYC Inc. |
|----------------|----------------------------|

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